

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JUNE 3, 2015 BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair KIRIK, Vice-Chair MOISON, Commissioners BLOCKHUS and
MEADOWS and WHEELER

STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant
Planner DAVIS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes

Approve minutes of the regular meeting of May 20, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve the minutes of the May 6, 2015 regular meeting as written. THE MOTION CARRIED BY A 4/0/1 VOTE, WITH COMMISSIONER WHEELER ABSTAINED.

MOTION by Chair KIRIK, seconded by Commissioner BLOCKHUS, to reorder the agenda, moving 215 Live Oak Lane to the end of the meeting and continuing item No. 5 to a later date. THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

2. 14-SC-47 – Chapman Design Associates – 587 Van Buren Street

Design Review for first and second story additions to an existing one-story house. The project includes an addition of 928 square feet on the first story and 1,406 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 14-SC-47 subject to the findings and conditions and added a condition for tree maintenance and protection.

Project designer Walter Chapman noted that the owner's turnaround is private, but the public used it, so it was relocated to clarify the use. He also noted that the proposed driveway pavers were used to better define the non-easement area.

Neighbor George Covers spoke in opposition to the project stating concerns that the easement was not paved for its entire width; that the turnaround was rarely used for parking; that the Santa Clara Valley Water District (SCVWD) used the easement to access to the creek; that the easement was not for private access; that seems like there is too much building for what appears like a small buildable area; that the project disrespects the historic use of the turnaround; and that the Fire Department would not likely use the driveway. Project designer Walter Chapman stated that the egress easement was a civil issue in which they are working with the City on; that the SCVWD easement is on the Cover's property; that they relocated the turnaround from private property to the easement area (in effect); and that he was surprised by the neighbor's recent letter because the applicants have been working with the neighbor for over a year and presented the latest version to them over the weekend. There was no other public comment.

The Commissioners discussed the project and gave their general support. The Commission discussion included that the nature of the easement was a civil issue and beyond the purview of the Commission, and that the design appropriately minimized bulk and privacy impacts.

MOTION by Commissioner WHEELER, seconded by Commissioner BLOCKHUS, to approve design review application 14-SC-47 per the staff report findings and conditions, with the following additional conditions:

- Increase the depth of the guest parking to 20 feet; and
- Modify condition No. 1 to add that the project must maintain 50 percent of the structure per the scope of work.

THE MOTION CARRIED UNANIMOUSLY (5/0).

3. 15-SC-07 – Andrews and Chang – 198 Yerba Buena Avenue

Design review for first and second story additions to an existing one-story house. The project includes an addition of 273 square feet at the first story, 431 square feet at the second story and a new, 688 square-foot accessory structure. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-07 subject to the listed findings and conditions. Vice-Chair MOISON noted that she is just outside the 500-foot notification boundary and can be objective.

The project designer Katherine Chang explained that she did not do a wainscot on the entire addition because she wanted to counter-balance the design. She then clarified the posts on the balcony stating that double posts define the element, that it is a contemporary design, and intentionally different to set it apart. There was no public comment.

The Commissioners discussed the project and gave their general support. The Commission discussed the rear tower, rear elevation, and second story with minimal privacy impacts.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve a design review application 15-SC-07 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY (5/0).

Chair KIRIK recused himself as his architectural firm was presenting the following project. Vice-Chair MOISON assumed the gavel.

PUBLIC HEARING

4. 15-V-03 – Pacific Peninsula Architecture, Inc. – 215 Live Oak Lane

Variance to allow a rear yard setback of 14.5 feet, where 21 feet is required for a new, one-story structure. The project includes 4,660 square feet at the first story. *Project Planner: Gallegos*

Planning Services Manager KORNFIELD presented the staff report recommending denial of variance application 15-V-03 subject to the listed findings.

The applicants explained their desire to update the house and improve the property and noted the longstanding location of the nonconforming garage and that as an accessory structure it could be located closer to the property line than as proposed. The project architect explained the project site plan alternatives, discussed the constraints of the unusually shaped lot and resulting building envelope limits, and explained that the variance allowed them to minimize the design impacts.

Resident Jim Stephens supported the project stating that the proposed design minimized the garage impact from his property.

The Commissioners discussed the project and the site conditions. The Commission discussed the alternatives that conformed to the code, the limitations of the single-story overlay zone, and whether the lot was functionally shallow.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner WHEELER, to deny the variance application based in a lack of special circumstance related to the property.

THE MOTION FAILED WITH A 2/2 VOTE, WITH COMMISSIONER MEADOWS AND VICE-CHAIR MOISON OPPOSED.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve variance application based on the shallow lot depth and limits of the single-story overlay zone.

THE MOTION FAILED WITH A 2/2 VOTE, WITH COMMISSIONERS BLOCKHUS AND WHEELER OPPOSED.

The Commission discussed the site plan alternatives as they related to maintaining the neighborhood character and accommodated the site constraints. Staff noted that the functionally shallow northern part of the parcel was a constraint that that staff considered in their internal discussions that could be the basis to support the variance if the Commission agreed.

MOTION by Commissioner MEADOWS to approve the variance based on the unusually shallow lot depth on the left (north) side, the constraints of the single-story overlay zone.

Commissioner WHEELER offered an amendment that the lot was exceptionally shallow and unusually shaped that deprived the property owner of a normal use to develop on the northern part, which was accepted by Commissioner MEADOWS and seconded by Commissioner WHEELER. THE MOTION PASSED WITH A 3-1 VOTE, with Commissioner BLOCKHUS opposed.

5. Submittal Requirements

Discussion of single-family design review submittal requirements.

CONTINUED TO THE NEXT MEETING BY PRIOR MOTION.

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner MEADOWS provided a report on the City Council actions.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair MOISON adjourned the meeting at 9:30 PM.

David Kornfield
Planning Services Manager